

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, APRIL 2, 2009
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

CONVENE: 7:15 p.m.

ROLL CALL:

PRESENT: Acting Chair Miller, Board Members Irons,
Owens, and Talbot

ABSENT: Board Member Lynch

STAFF PRESENT: Jon Biggs, Planning Services Manager/Secretary
to the Historical Advisory Board

MINUTES: Minutes from the meeting of March 5, 2009;

Motion (Owens)/Second (Irons) to accept minutes as presented.
Ayes: 4; Noes: 0; Absent: None

AGENDA CHANGES AND DISCUSSIONS:

Board member Owens requested that items 7-A and 7-C be pulled from the consent agenda and placed on the regular agenda

ORAL COMMUNICATIONS:

David Hall invited Board Members to participate in the California of the Past Digital Storytelling project being conducted by the Alameda Free Library.

WRITTEN COMMUNICATION:

None

CONSENT ITEMS:

7-B. Certificate of Approval — PLN09-0057 — 915 Centennial Avenue. The applicant is requesting a Certificate of Approval to allow removal of a Coast Live Oak (*Quercus agrifolia*). The tree has structural weaknesses that are considered hazardous. The property is located within an R-2, Two Family Residential District. (LA)

Motion (Irons)/Second (Talbot) to approve all items on the consent agenda subject to the recommended findings and conditions in the agenda report.

Ayes:4; Noes: 0

Motion Passes

REGULAR AGENDA ITEMS:

(7-A) Certificate of Approval — PLN09-0046 — 2207 Santa Clara Avenue. The applicant is requesting a Certificate of Approval to allow removal of a Coast Live Oak (*Quercus agrifolia*). The subject tree has caused property damage. The property is located within an R-6-PD, Hotel Residential District, Planned Development Combining District. (LA)

Mr. Jon Biggs, Planning Services Manager, presented the agenda report.

Board member Owens asked if there was a definition for structure and whether a fence, concrete patio, or brick planter qualified as a structure. He also asked if damage to such items warranted the removal of a tree, noting there were other methods that could be employed to protect “structures” and retain the tree. Mr. Owens offered that bridging and tunneling under roots were possible solutions as was constructing fences, patios and planters in different locations. He asked if these options had been explored.

Board member Irons asked if removal of the tree was necessary and if the fence, patio and brick planter would be replaced.

Joseph LoParo, a contractor representing the property owner, responded to the Board’s questions and noted that damage was being done not only to structures on the subject site, but the neighboring property as well. He pointed out the tree was located on or very near the property line separating the two sites.

Mr. Jon Biggs, Planning Services Manager, stated that the agenda report did include a finding supporting the requested removal, and informed the Board that the threshold for granting a tree removal application was relatively low. He stated that if the Board found that damage was being done to a structure it could grant the tree removal request.

Motion (Talbot)/Second (Miller) to approve the Certificate of Approval and grant the tree removal permit subject to the recommended findings and conditions in the agenda report.

Ayes:3; Noes: 1 (Owens)

Motion Passes

(7-C) Certificate of Approval — PLN09-0083 — 1212 1/2 Broadway. The applicant is requesting a Certificate of Approval to allow removal of a Coast Live Oak (*Quercus agrifolia*). The tree has been partially removed and the health of the tree has been

severely compromised. The property is located within an R-1, One Family Residence District. (DB)

Mr. Jon Biggs, Planning Services Manager, presented the agenda report.

Board member Owens asked if a fine had been assessed for trimming the tree without permit approval.

Mr. Jon Biggs, Planning Services Manager, stated that a fine had been imposed and the property owner was responsible for expenses incurred by the department for processing this application.

Board member Owens stated it would be informative to include this information in the agenda reports and wanted to know if the owner had explored retaining the tree.

Brian Kim, co-owner of the property, stated it was his understanding that the tree did not have a good chance of survival based on an evaluation by an arborist. He added that he planned on planting fruit trees as a replacement for the oak.

Board discussion ensued regarding what the long-term appearance of the tree would have been had it not been removed.

Motion (Irons)/Second (Talbot) to approve the Certificate of Approval and grant the tree removal permit subject to the recommended findings and conditions in the agenda report.

Ayes:4; Noes: 0

Motion Passes

(8-A) Informational Presentation on the history of Alameda's Japan Town

Jill Shiraki gave an informational presentation on the History of Alameda's Japantown and the statewide effort to document historic resources related to Japanese communities in California.

Reverend Michael Yoshii, minister of the Buena Vista United Methodist Church, provided information regarding the Japanese community in California and the buildings that were important to the community

Rebecca Holder of the Alameda Multicultural Community Center, echoed the statements of earlier speakers and encouraged that buildings be recognized for their contribution to the community.

Jeannette Copperwise offered to assist in documenting the structures that made up Alameda's Japantown.

The Board had a number of follow-up questions regarding the next step in the effort to document resources and thanked Jill Shiraki and the other speakers for the informational presentation.

(8-B) Discussion on the Mills Act

Board member Talbot provided the Board with documents that described the purpose and process for the Mills Act. She noted that incentives to encourage historic preservation were needed in the community given the number of historic properties in Alameda.

Board member Owens added that Oakland had a Mills Act process and felt that establishing such a process in Alameda should be explored further. He stated that it was an incentive to restore and rehabilitate historic buildings and felt that it was worthy of moving up on the Historic Advisory Board's work program.

Motion (Talbot)/Second (Miller) to request that staff research and bring back to the Board a process by which the Mills Act could be implemented in Alameda.

Ayes:4; Noes: 0

Motion Passes

(8-C) Appointment of a Board Member to Serve as a Representative for the 106 Consultation Process for Alameda Point

Acting Chair Miller appointed Board member Owens to serve as the Board's representative for the 106 Consultation Process for Alameda Point and appointed Board member Lynch to serve as his alternate. He requested that staff provide the appointees with appropriate materials and a calendar of meeting dates and times.

BOARD COMMUNICATIONS:

None.

STAFF COMMUNICATIONS:

Staff reported.

ADJOURNMENT: 9:30 p.m.

Respectfully Submitted by:

Jon Biggs
Planning Services Manager/Secretary, Historical Advisory Board